153.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,042,600 / 1,042,600
					USE VALUE:	1,042,600 / 1,042,600
					ASSESSED:	1,042,600 / 1,042,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLISIC OGNJEN & KESSA
Owner 2:	
Owner 3:	
Street 1:	76 CHESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FANCIULLO JOHN A & LINDA A -
Owner 2:	-
Street 1:	76 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2570 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5502.000	574,600		468,000	1,042,600
Total Card	0.126	574,600		468,000	1,042,600
Total Parcel	0.126	574,600		468,000	1,042,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.76 /Parcel: 405.76

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101393

GIS Ref

GIS Ref

Insp Date 07/27/18

!11980!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,600	0	5,502.	468,000	1,042,600		Year end	12/23/2021
2021	101	FV	557,600	0	5,502.	468,000	1,025,600		Year End Roll	12/10/2020
2020	101	FV	557,600	0	5,502.	468,000	1,025,600	1,025,600	Year End Roll	12/18/2019
2019	101	FV	422,800	0	5,502.	438,800	861,600	861,600	Year End Roll	1/3/2019
2018	101	FV	422,800	0	5,502.	362,700	785,500	785,500	Year End Roll	12/20/2017
2017	101	FV	422,800	0	5,502.	333,500	756,300	756,300	Year End Roll	1/3/2017
2016	101	FV	422,800	0	5,502.	304,200	727,000	727,000	Year End	1/4/2016
2015	101	FV	406,100	0	5,502.	298,400	704,500	704,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:34:16

LAST REV

Date	Time
06/03/21	14:18:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11980

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANCIULLO JOHN	77842-263	1	5/24/2021		1,170,000	No	No		
	14860-466		1/1/1983		112,000	No	No		Y

USER DEFINED

Prior Id # 1:	101393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	40	Alterati	2,750		1/13/2016			new entry door
11/12/2013	1669	Manual	4,700	C				
6/6/2002	409	Rep.Chim	5,000	C				
8/6/1993	376	Porch	8,500					REMODEL SUN ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
2/4/2014	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5502		Sq. Ft.	Site		0	80.	1.06	9									468,049						468,000	

Total AC/HA:	0.12631	Total SF/SM:	5502	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	468,049	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14575064
Const Adj.:	0.99989998
Adj $ / SQ:	148.933
Other Features:	114000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602301
Depreciation:	27706
Depreciated Total:	574595

COMMENTS

WALK-UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

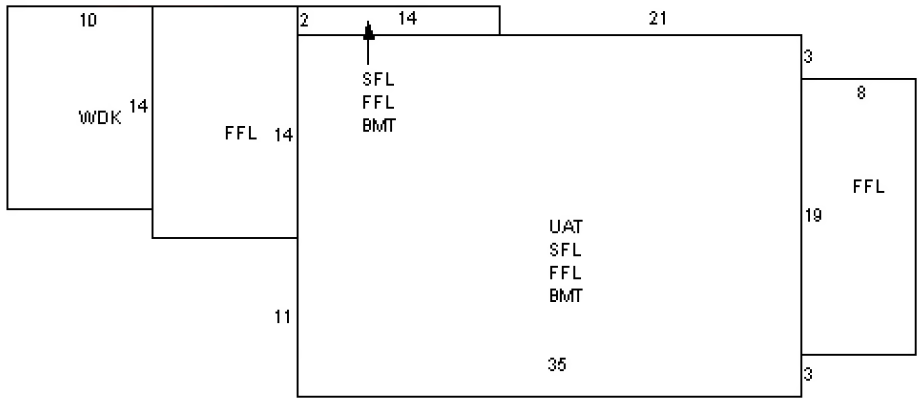
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.21
Special Features:	0	Val/Su Net:	170.00
Final Total:	574600	Val/Su SzAd	271.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,215	148.930	180,953
BMT	Basement	903	59.200	53,458
SFL	Second Floor	903	148.930	134,486
UAT	Upper Attic	219	59.570	13,032
WDK	Deck	140	13.140	1,840
	Net Sketched Area:	3,380	Total:	383,769
Size Ad	2118	Gross Area	4036	FinArea 2570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

153.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: